

**GLEN COVE INDUSTRIAL DEVELOPMENT AGENCY/  
LOCAL ECONOMIC ASSISTANCE CORPORATION  
City Hall - 9 Glen Street, Glen Cove, NY 11542**

**Minutes of Jt. Meeting  
January 10, 2017**

The Glen Cove Industrial Development Agency Glen Local Economic Assistance Corporation held a joint Annual Organizational Meeting on Tuesday, January 10, 2017 in the 2<sup>nd</sup> floor conference room, City Hall, Glen Cove, NY 11542. The meeting was called to order at 5:33 p.m. and the following members were present:

**Members:**

Reginald A. Spinello, Chairman (IDA/GCLEAC)  
Vincent Hartley, Vice Chairman (IDA/GCLEAC)  
Tab Hauser, Member (IDA/GCLEAC)  
Michael Famiglietti, Member (IDA)

**Also Present:**

B. Peebles, Executive Director  
A. Fangmann, Administrative Director  
C. Byrne, Secretary  
A. LaMorte, CFO/Assistant Secretary  
M. Tyler, IDA Counsel  
Interested public

The Secretary reported that the notice of joint meeting was served in the form and manner in accordance with the IDA/GC-LEAC by laws.

Chairman Spinello made a motion to adopt the minutes of the IDA/GCLEAC joint meeting held November 9, 2016 and asked for a second from GCLEAC. The motion was seconded by Tab Hauser. Motion carried unanimously.

Chairman Spinello made a motion to adopt the minutes of the IDA meeting held December 13, 2016 and asked for a second from IDA. The motion was seconded by Vincent Hartley. Motion carried unanimously.

**EXECUTIVE DIRECTOR'S REPORT:**

The Chairman suggested that we defer the agency update following the completion of the agenda items.

**UNFINISHED BUSINESS:**

- The Secretary asked each board member to sign oath of office cards as well as their acknowledgement of fiduciary responsibility form in accordance with the NYS Authorities Budget Office. The City Clerk stopped in the conference room to also obtain signatures of board members in the City's Oath of Office Book.
- Barbara Peebles provided the attendees with a status on the Village Square project. GCVS LLC entered a sale agreement with RXR Glen Cove Village Square Owner LLC for all but approximately 2,000 sq. feet parcel owned and occupied by All Island Dermatology practice. Significant effort to pursue parallel path to resolution since April 2016 resulted in futile attempts at negotiations with the property/business owner have led the IDA to pursue New York State Eminent Domain Procedure Law to condemn the property in order that the blighted Village Square parcels may proceed with the proposed mixed use project. This evening the IDA board is asked to approve the initiation of this EDPL procedure, to retain the law firm of Zarin & Steinmetz as Special Condemnation Counsel with respect to the Redevelopment Project, and to hire Michael Haberman Associates to conduct a professional appraisal of the parcel in question.

- Ms. Peebles and Chairman Spinello reminded the board that following the closing on the Garvies Point Waterfront Redevelopment Project, the IDA, in keeping with the recommendations of the City's Master Plan, have identified blighted parcels on the south side of Glen Cove Creek which do not fit in with the business plan or overall vision of the region. Accordingly, the IDA intends to pursue New York State Eminent Domain Procedure Law. This evening the IDA board is asked to approve the initiation of this EDPL procedure concerning 44 Morris Avenue.

**NEW BUSINESS:**

- Milan Tyler provided the IDA members with an overview of the Policies and Procedures resolution in connection with Authorities Budget Office Governance regulations of the Agency. He explained that these revised policies and procedures were implemented by the New York State to provide increased oversight in the breakdown of jobs by category, salaries, etc. In addition, this policy also streamlines the process from a two-step board process to a one step process whereby a transaction committee will identify a prospective IDA project and conduct preliminary meetings before bringing to the IDA board for final decision.

**RESOLUTIONS:**

Chairman Spinello made a motion to adopt IDA resolutions 7a, 7c, 7e, and 7g, and asked for a second:

7a) Resolution of the IDA to appoint the following officers for one year term 1/1/17 through 12/31/17:

Reginald Spinello,	Chairman
Vincent Hartley,	Vice Chairman/Treasurer
Barbara Peebles,	Executive Director/Contracting Officer
Ann Fangmann,	Administrative Director
Anne LaMorte,	CFO/Assistant Secretary
Camille Byrne,	Secretary

7c) Resolution to appoint the following members to the IDA Audit/Finance Committee for one year term 1/1/17 through 12/31/17: Vincent Hartley, Tab Hauser

7e) Resolution to appoint the following members to the IDA Governance Committee for one year term 1/1/17 through 12/31/17: Reginald Spinello, Michael Famiglietti

7g) Resolution of the IDA approving the 2017 meeting schedule.

The motion was seconded by Vincent Hartley. Motion carried by a roll call of the IDA members as follows:

**IDA MEMBERS**

Reginald A. Spinello  
Vincent Hartley  
Tab Hauser  
Michael Famiglietti

**VOTING**

AYE  
AYE  
AYE  
AYE

Chairman Spinello made a motion to adopt GCLEAC resolutions 7b, 7d, 7f, and 7h, and asked for a second:

7b) Resolution of the GCLEAC appointing officers for a one year term 1/1/17 through 12/31/17:

Reginald Spinello,	Chairman
Vincent Hartley,	Vice Chairman/Treasurer
Barbara Peebles,	Chief Executive Officer
Anne LaMorte,	CFO/Assistant Secretary
Camille Byrne,	Secretary

7d) Resolution to appoint the following members to the GCLEAC Audit/Finance Committee for one year term 1/1/17 through 12/31/17: Vincent Hartley, Tab Hauser

7f) Resolution to appoint the following members to the GCLEAC Governance Committee for one year term 1/1/17 through 12/31/17: Reginald Spinello, Tab Hauser.

7h) Resolution to adopt the GCLEAC 2017 meeting schedule.

The motion was seconded by Vincent Hartley. Motion carried by a roll call of the GCLEAC members as follows:

<b><u>GC-LEAC MEMBERS</u></b>	<b><u>VOTING</u></b>
Reginald A. Spinello	AYE
Vincent Hartley	AYE
Tab Hauser	AYE

Chairman Spinello made a motion to adopt IDA resolutions 7i and 7j and asked for a second:

7i) Resolution of the IDA adopting certain policies and procedures and addressing other matters in connection with Governance.

7j) Resolution of the IDA appointing the Transaction Committee as follows: Chairman Spinello, Barbara Peebles, IDA Counsel.

The motion is seconded by Vincent Hartley. Motion carried by a roll call of the IDA members as follows:

<b><u>IDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Chairman Spinello	AYE
Vincent Hartley	AYE
Mike Famiglietti	AYE
Tab Hauser	AYE

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Chairman Spinello made a motion to adopt resolution 7k and asked for a second:

7k) Resolution of the IDA authorizing the initiation of proceedings under the NYS Eminent Domain Procedure Law (NYS-EDPL) to acquire certain real property located at 44 Morris Ave., Glen Cove, NY 11542 (Section 21, Block A, Lot 6)

The motion is seconded by Tab Hauser. Motion carried by a roll call of the IDA members as follows:

<b><u>IDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Chairman Spinello	AYE
Vincent Hartley	AYE
Mike Famiglietti	AYE
Tab Hauser	AYE

Chairman Spinello made a motion to adopt resolution 7l and asked for a second:

7l) Resolution of the IDA authorizing the initiation of proceedings under NYS EDPL to acquire certain property located at 29-31 Village Square, Glen Cove, NY 11542 (Section 31, Block 85, Lot 16) and authorizing the IDA Chairman and/or Executive Director to negotiate and execute a condemnation agreement with RXR Glen Cove Village Square Owner LLC, c/o RXR Realty LLC, 625 RXR Plaza, Uniondale, NY 11556

The motion is seconded by Vincent Hartley. Motion carried by a roll call of the IDA members as follows:

<b><u>IDA MEMBERS</u></b>	<b><u>VOTING</u></b>
Chairman Spinello	AYE
Vincent Hartley	AYE
Mike Famiglietti	AYE
Tab Hauser	AYE

**EXECUTIVE DIRECTOR'S REPORT:**

The Chairman introduced Ann Fangmann to the members. Ann Fangmann is working on several projects on behalf of the IDA with Barbara Peebles and they provided the members with an update on Agency projects.

As there was no further business to come before the board, the Chairman made a motion to adjourn the meeting. The motion was duly seconded by Vincent Hartley on behalf of both the IDA and GCLEAC. Motion carried and the meeting was adjourned at 6:03 p.m.

Respectfully Submitted,

Camille Byrne,  
Secretary-IDA/GC-LEAC